State of Nevada
Department of Conservation and Natural Resources
Division of State Parks
Mormon Station State Historic Park
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
<table>
<thead>
<tr>
<th>Site number: 9925</th>
<th>Facility Condition Needs Index Report</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Index #</strong></td>
<td><strong>Building Name</strong></td>
</tr>
<tr>
<td>2686</td>
<td>CHICKEN COOP</td>
</tr>
<tr>
<td>1335</td>
<td>IRRIGATION PUMP HOUSE</td>
</tr>
<tr>
<td>2682</td>
<td>CAMPBELL HOUSE-PARK OFFICE</td>
</tr>
<tr>
<td>1333</td>
<td>GROUP RAMADA</td>
</tr>
<tr>
<td>1334</td>
<td>MORMON STATION PARK MUSEUM</td>
</tr>
<tr>
<td>2683</td>
<td>PUMP HOUSE STORAGE</td>
</tr>
<tr>
<td>2684</td>
<td>BLACKSMITH SHOP</td>
</tr>
<tr>
<td>2378</td>
<td>WAGON SHED</td>
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<tr>
<td>2680</td>
<td>COMFORT STATION</td>
</tr>
<tr>
<td>2681</td>
<td>PARK KIOSK</td>
</tr>
<tr>
<td>9925</td>
<td>MORMON STATION STATE HISTORIC PARK</td>
</tr>
</tbody>
</table>

**Report Totals:**

- 6,247
- $53,300
- $154,537
- $0
- $207,837
- $1,300,425
- 16%
# Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>MORMON STATION STATE HISTORIC PARK</td>
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<td>1334</td>
</tr>
<tr>
<td>GROUP RAMADA</td>
<td>1333</td>
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</tbody>
</table>
MORMON STATION STATE HISTORIC PARK
BUILDING REPORT

Mormon Station is the site of Nevada's first permanent non-native settlement. A replica of the original trading post built in 1851 houses a small museum with relics of pioneer days. Picnic and group facilities are available. In 2006, the State acquired the Campbell property located adjacent to and north of the original park. This parcel contains the original house, blacksmith's shop and several outbuildings. The property is about 3.5 acres and is mostly ADA accessible in most of the public areas.

Mormon Station is located in the small town of Genoa, 12 miles south of Carson City via U.S. 395 and State Route 206. The park is open year round. The site has a large stockade area for special events, ADA accessible walking paths, and picnic spaces. Parking is limited to a few designated spaces along the west side of the park including designated ADA accessible spaces.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: $6,000

Currently Critical

GRINDER PUMP REPLACEMENT
There are two grinder pumps which are problematic, failing and should be scheduled for replacement. This project would provide for the replacement of two grinder pumps including all required connections to existing utilities. Removal of the existing pumps is included in this estimate.

Construction Cost: $6,000

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $59,962

Necessary - Not Yet Critical

CRACK FILL / SEAL ASPHALT PAVING
It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving at the ADA accessible parking spaces. Striping is included in this estimate. This project should be scheduled on a 4 year cyclical basis to maintain the integrity of the paving and prevent premature failure. If the new parking area project is completed, this project recommends the same level of maintenance.

Construction Cost: $462

DRINKING FOUNTAIN REPLACEMENT
There are 4 drinking fountains scattered around the park which are damaged from freeze thaw cycles. This project would provide for the replacement of these fountains with 4 new fountains. It is recommended that they be in a style compatible with the park's history and also be ADA compliant.

Construction Cost: $14,000

PARKING LOT ADDITION
The site currently has only a portion of the parking area paved. The area paved is where the ADA accessible parking is located. The rest of the parking area is loose compacted soil and gravel. This project would provide for 3" of asphalt concrete paving over 6" of compacted base. The length of the parking area used for this estimate is 300 feet and the width 25 feet. This project or a portion there of was previously recommended in the FCA report dated 8/1/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/18/2015.

Construction Cost: $45,000

STOCKADE GATE REPAIR
The stockade gate on the south side of the stockade fence is in need of modifications to allow the gate to open properly. This project would provide for the modification of the gate including but not limited to adding sturdy wheels and hardware for ease of operation and stability.

Construction Cost: $500
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $6,000
Priority Class 2: $59,962
Priority Class 3: $0

Grand Total: $65,962
The Chicken Coop is an old wood framed structure located on the northeast side of the park. The coop is not being used and is recommended to be removed.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $3,500

- **Necessary - Not Yet Critical**
- **Two to Four Years**

**CHICKEN COOP - NORTHEAST DEMOLITION**

The Chicken Coop - Northeast is an abandoned outbuilding on the newly acquired Campbell property. This structure is in poor condition and is not proposed to be used by the park staff. This project would provide for the demolition of this building. This project or a portion there of was previously recommended in the FCA report dated 8/1/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/18/2015.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 350
- **Year Constructed:** 1945
- **Exterior Finish 1:** 100% Wood Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement**: No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Wood framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$0</td>
<td>$4,000</td>
<td>$10</td>
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<tr>
<td>Class 3</td>
<td>$0</td>
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<td><strong>Grand Total</strong></td>
<td><strong>$3,500</strong></td>
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</tbody>
</table>
BLACKSMITH SHOP
BUILDING REPORT

The Blacksmith Shop is a wood framed structure with a cedar shingle roof with a stone and concrete foundation. It is currently being used for storage by park staff.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $4,500

Necessary - Not Yet Critical Two to Four Years

Project Index #: 2684EXT2
Construction Cost $4,500

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The exterior finish on the building is starting to peel and blister and some of the wood siding is damaged. This project would provide funding to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. Additional monies are included to replace damaged siding as needed and repair / stabilize the stairs. This building should be painted in the next two years. This project or a portion there of was previously recommended in the FCA report dated 8/1/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/18/2015.

BUILDING INFORMATION:

Gross Area (square feet): 900
Year Constructed: 1945
Exterior Finish 1: 75 % Painted Wood Siding
Exterior Finish 2: 25 % Painted Wood Shingl
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Wood frame
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $5.00
Priority Class 2: $4,500 Total Facility Replacement Construction Cost: $90,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $100
Grand Total: $4,500 FCNI: 5%
State of Nevada / Conservation & Natural Resources

PUMP HOUSE STORAGE
SPWB Facility Condition Analysis - 2683
Survey Date: 2/18/2015

PUMP HOUSE STORAGE
BUILDING REPORT

The Pump House Storage is a wood framed structure with a cedar shingle roof located just south of the Campbell House. It is currently being used for storage and is in fair shape.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical Two to Four Years

Total Construction Cost for Priority 2 Projects: $1,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The exterior finish on the building is starting to peel and blister. This project would provide funding to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This building should be painted in the next two years. This project or a portion thereof was previously recommended in the FCA report dated 8/1/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/18/2015.

BUILDING INFORMATION:

Gross Area (square feet): 100
Year Constructed: 1945
Exterior Finish 1: 100 % Painted Stucco
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Wood frame
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $10.00
Priority Class 2: $1,000 Total Facility Replacement Construction Cost: $10,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $100
Grand Total: $1,000 FCNI: 10%

Site number: 9925

05-Aug-15 Page 5 of 15
The Campbell House is the original home that was part of the old Campbell property that was acquired by the State of Nevada Division of State Parks. The white stucco building is a residence that the State Park staff is using. There are bedrooms, living space, kitchen area and a bathroom. It also has a new natural gas-fired forced air unit. It has been converted to office space for park employees. The facility is not ADA accessible and is lacking a fire protection system.

**Priority Class 1 Projects**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessible Building Entrance</td>
<td>2682ADA1</td>
<td>$5,500</td>
</tr>
<tr>
<td>ADA Restroom Addition</td>
<td>2682ADA2</td>
<td>$15,000</td>
</tr>
<tr>
<td>Life Safety Upgrades</td>
<td>2682SFT1</td>
<td>$9,800</td>
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**Priority Class 2 Projects**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
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<tbody>
<tr>
<td>Electrical Upgrade</td>
<td>2682ELE1</td>
<td>$21,000</td>
</tr>
</tbody>
</table>
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are sanding, priming and painting, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #:** 2682EXT3
**Construction Cost** $7,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #:** 2682INT1
**Construction Cost** $7,000

REPLACE WATER HEATER

The average life span of a typical gas/oil or electric water heater is eight to ten years. With the passage of time and constant use, this unit will be reaching the end of its useful life in approximately two to three years. It is recommended that a new natural gas water heater be installed for more efficient use of energy. This estimate includes 100 feet of gas pipe, fittings, couplers, and labor for installation. This project or a portion thereof was previously recommended in the FCA report dated 8/1/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/18/2015.

**Project Index #:** 2682PLM1
**Construction Cost** $3,000

BUILDING INFORMATION:

- **Gross Area (square feet):** 1,400
- **Year Constructed:** 1945
- **Exterior Finish 1:** 100 % Painted Stucco
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1  Basement? No
- **IBC Occupancy Type 1:** 100 % R-3
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Wood frame
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- **Priority Class 1:** $30,300  Project Construction Cost per Square Foot: $48.79
- **Priority Class 2:** $38,000  Total Facility Replacement Construction Cost: $315,000
- **Priority Class 3:** $0  Facility Replacement Cost per Square Foot: $225
- **Grand Total:** $68,300  FCNI: 22%
PARK KIOSK
SPWB Facility Condition Analysis  -  2681
Survey Date:  2/18/2015

PARK KIOSK
BUILDING REPORT

The Park Kiosk is a natural stone and log post and beam structure. Located on the west side of the park, it provides informational literature on the history of the park and surrounding area.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects:  $200
Necessary - Not Yet Critical     Two to Four Years

EXTIOR FINISHES

The cyclical treatment of the kiosk exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the structure.
This treatment does not include the roofing material itself but it should include everything that has to do with weather proofing the kiosk including painting or staining, sealing, repair, and caulking where applicable. This project should be scheduled on a cyclical basis.

BUILDING INFORMATION:

Gross Area (square feet):  36
Year Constructed:  1998
Exterior Finish 1:  40 % Natural Stone
Exterior Finish 2:  60 % Wood Post and Beam
Number of Levels (Floors):  1     Basement?  No
IBC Occupancy Type 1:  100 % U
IBC Occupancy Type 2:  0 %
Construction Type:  Wood, Stone and Concrete
IBC Construction Type:  V-B
Percent Fire Suppressed:  0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
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<tr>
<td>Grand Total</td>
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<td>1%</td>
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</tbody>
</table>

Project Index #:  2681EXT1
Construction Cost  $200
COMFORT STATION

BUILDING REPORT

The Comfort Station provides Men’s and Women’s ADA accessible restroom facilities for park users as well as a janitor/maintenance room in the center for facility maintenance staff. It is a wood framed structure with a peeled log siding and cedar shake roof designed to match the log/wood construction theme of the museum and park.

**PRIORITIZED PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $5,165

**Necessary - Not Yet Critical**

**Two to Four Years**

**INSTALL FIBERGLASS REINFORCED PANEL (FRP)**

There is a small mop sink in the janitor’s storage room. The gypsum wallboard behind the mop sink is damaged from exposure to water and should be repaired and protected. This project would provide for repairs to the wall board and installation of a fiberglass reinforced panel (FRP) on the walls adjacent to the sink.

**Construction Cost:** $400

**INTERIOR / EXTERIOR FINISHES**

The cyclical treatment of the building interior and exterior is very important to help maintain the finish, weatherproofing, integrity, and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with weatherproofing the building envelope including painting or staining, sealing, repairing the chinking and caulking where applicable. This project should be scheduled on a cyclical basis. Exterior chinking maintenance and interior painting is also included in this estimate.

**Construction Cost:** $3,915

**WATER HEATER REPLACEMENT**

There is a 20 gallon electric water heater that is approaching 10 years old and should be scheduled for replacement. The average lifespan is 8-12 years for a water heater based on average use. This project would provide for a new 20 gallon electric water heater to be installed. Removal and disposal of the existing unit is included in this estimate.

**Construction Cost:** $850

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 783
- **Year Constructed:** 2006
- **Exterior Finish 1:** 100% Peeled Log Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Wood Frame
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1 | Project Construction Cost per Square Foot: $6.60 |
| Priority Class 2 | Total Facility Replacement Construction Cost: $294,000 |
| Priority Class 3 | Facility Replacement Cost per Square Foot: $375 |
| Grand Total | FCNI: 2% |

05-Aug-15
The Wagon Shed is a wood post and beam structure with a wood shake roof that is open on three sides. The historical replica lean-to style building is located on the west side of the park site and has a few items for the public to view along with interpretive signage.

PRIORiTY CLass 2 PROJECTS

Two to Four Years

Total Construction Cost for Priority 2 Projects: $4,000

Necessary - Not Yet Critical

EXTERIOR FINISHES

The cyclical treatment of the building exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

BUILDING INFORMATION:

Gross Area (square feet): 800
Year Constructed: 1995
Exterior Finish 1: 25 % Wood Siding
Exterior Finish 2: 75 % Posts/Open
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Wood Post and Beam
IBC Construction Type: V-B
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $5.00
Priority Class 2: $4,000 Total Facility Replacement Construction Cost: $160,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $200
Grand Total: $4,000 FCNI: 3%
IRRIGATION PUMP HOUSE
BUILDING REPORT

The Irrigation Pump House is a log framed structure with a wood shake roof on a concrete foundation. The building houses the equipment, storage tank, and water meter for the well. The site is now connected to city water and this water system is now used for irrigation only.

PRIORITY CLASS 1 PROJECTS
Currently Critical
Total Construction Cost for Priority 1 Projects: $2,000

Immediate to Two Years

EXTERIOR DOOR REPLACEMENT
Project Index #: 1335EXT1
Construction Cost $2,000

The exterior door to the pump house is in poor shape and is delaminating due to excess moisture and age. This project would provide for a new exterior door/frame assembly including door hardware. A paintable metal door system was used for this estimate and will help reduce maintenance costs related to wood. This door should be replaced in the next two years. This project or a portion there of was previously recommended in the FCA report dated 8/1/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/18/2015.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical
Total Construction Cost for Priority 2 Projects: $1,600

Two to Four Years

EXTERIOR FINISHES
Project Index #: 1335EXT2
Construction Cost $1,600

The cyclical treatment of the building exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.
This treatment does not include the roofing material itself but it should include everything that has to do with weather proofing the building envelope including painting or staining, sealing, repairing the chinking and caulking where applicable. This project should be scheduled on a cyclical basis. Interior and exterior chinking maintenance is also part of this project.

BUILDING INFORMATION:

Gross Area (square feet): 160
Year Constructed: 1977
Exterior Finish 1: 100 % Log Siding
Exterior Finish 2: %
Number of Levels (Floors): 1  Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Log / Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<th>Project Construction Cost per Square Foot:</th>
<th>$22.50</th>
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<tbody>
<tr>
<td>Priority Class 2:</td>
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<td>Total Facility Replacement Construction Cost:</td>
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<tr>
<td>Priority Class 3:</td>
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<td>Facility Replacement Cost per Square Foot:</td>
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<tr>
<td>Grand Total:</td>
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<td>FCNI:</td>
<td>23%</td>
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</table>

05-Aug-15
The Mormon Station Park Museum is an authentic log structure with a wood shake roof on a concrete foundation. It contains historical displays and artifacts depicting the area's history and is open to the public on a seasonal basis. It has a small heating unit in the attic. The building is lacking a security system and fire alarm / smoke detection. It does have an ADA accessible route into the museum.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SECURITY SYSTEM INSTALLATION</td>
<td></td>
<td>$15,000</td>
</tr>
</tbody>
</table>

The Park Museum is lacking any type of a security system. It contains numerous artifacts and displays which are valuable. This project would provide for the installation of a security system complete with an alarm and motion detection devices and remote monitoring.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
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<tbody>
<tr>
<td>EXTERIOR / INTERIOR FINISHES</td>
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</tbody>
</table>

The cyclical treatment of the building interior and exterior is very important to help maintain the finish, weatherproofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with weatherproofing the building envelope including painting or staining, sealing, repairing the chinking and caulking where applicable. This project should be scheduled on a cyclical basis. Interior and exterior chinking maintenance is also part of this project.

**REPLACE ROOF**

The existing wood shingle roof is showing its age. The wood shingles are deteriorating, there are signs of water damage and some shingles are missing. This project would provide for new wood shingles to be installed including rubberized asphalt sheet waterproofing and felt paper underlayment. Removal and disposal of the existing shingles and underlayment are included in this estimate.
**BUILDING INFORMATION:**

- Gross Area (square feet): **450**
- Year Constructed: **1947**
- Exterior Finish 1: **100 %** Log Siding
- Exterior Finish 2: **%**
- Number of Levels (Floors): **1**
- Exterior Finish 2: **%**
- Basement? **No**
- IBC Occupancy Type 1: **100 %** B
- IBC Occupancy Type 2: **%**
- Construction Type: Log and Wood Framing
- IBC Construction Type: **V-B**
- Percent Fire Suppressed: **0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$15,000</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$58.33</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$11,250</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$225,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$500</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$26,250</td>
<td>FCNI: 12%</td>
<td></td>
</tr>
</tbody>
</table>
GROUP RAMADA

BUILDING REPORT

The Group Ramada is an octagonal log post and beam structure with a wood shake roof on a concrete slab/foundation. There are picnic tables, benches, a concrete sink and bar and a barbeque grille for public use. The facility has an accessible route of travel to the parking area but the BBQ and sink prep area are not ADA compliant.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $25,360
Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES
The cyclical treatment of the building exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with weather proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable. This project should be scheduled on a cyclical basis.

ROOF REPLACEMENT
The existing wood shingle roof is in poor condition. There are missing shingles and it is showing signs of failure. This project would provide for the installation of a new wood shingle roofing system including new underlayment and waterproofing. The shingles shall match the other wood shingle roofs at the park. Removal and disposal of the old roofing and underlayment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 1,268
Year Constructed: 1977
Exterior Finish 1: 100 % Log Post & Beam
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Log Post and Beam Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $20.00
Priority Class 2: $25,360 Total Facility Replacement Construction Cost: $158,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $125
Grand Total: $25,360 FCNI: 16%

05-Aug-15
NOTES:
The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board 515 E. Musser Street, Suite 102 (775) 684-4141 voice
Facilities Condition Analysis Carson City, Nevada 89701-4263 (775) 684-4142 facsimile
Mormon Station State Historic Park Site – FCA Site #9925
Description: Problematic stockade gate.

Mormon Station State Historic Park Site – FCA Site #9925
Description: ADA accessible parking / route.
Group Ramada – FCA Building #1333
Description: Exterior of the Ramada.

Mormon Station Park Museum – FCA Building #1334
Description: Exterior of the building.
Mormon Station Park Museum – FCA Building #1334
Description: Interior of the building.

Irrigation Pump House – FCA Building #1335
Description: Interior of the pump house.
Wagon Shed – FCA Building #2378
Description: Exterior of the shed.

Comfort Station – FCA Building #2680
Description: Exterior of the building.
Park Kiosk – FCA Building #2681
Description: View of the kiosk.

Campbell House – Park Office – FCA Building #2682
Description: Exterior of the building & entrance.
Campbell House – Park Office – FCA Building #2682
Description: Interior of the building.

Pump House Storage – FCA Building #2683
Description: Exterior of the building.
Blacksmith Shop – FCA Building #2684
Description: Exterior of the building.

Chicken Coop – FCA Building #2686
Description: Exterior of the structure.